

**MINUTES:  
COLUMBUS PLAN COMMISSION  
WEDNESDAY FEBRUARY 5, 2003 AT 4:00 P.M.  
COUNCIL CHAMBERS, CITY HALL  
123 WASHINGTON STREET  
COLUMBUS, INDIANA**

**Members Present:** John DeLap, John Hatter, Shirley Todd, Jack Heaton, Patricia Zeigler, Steve Ruble, Craig Hawes Mike Gillespie and Mike Thomasson.

**Members Absent:** Dave Bonnell and Gary Nienaber.

**Staff Present:** Roger Hunt, Planning Director, Laura Thayer, Tiffany Strait, Sondra Bohn, Thom Weintraut; Heather Pope, Tom Finke County Plan Commission liaison and Alan Whitted, Deputy City Attorney.

**LIAISON REPORTS**

Written reports were received and discussed.

**CONSENT AGENDA**

Motion: Mr. Heaton made a motion to approve the January 2, 2003 minutes. Ms. Zeigler seconded the motion and it passed unanimously.

**OLD BUSINESS**

**(Provisionally returned by City Council with Amendments)**

**PUD-02-11; COLUMBUS CROSSING PUD RECOMBINATION/SIGNAGE REZONING,** A request by Menard's Inc. to amend PUD plans for Columbus Crossing PUD and the Brex Park East PUD. The Columbus Crossing PUD consists of approximately 116.61 acres and is located immediately south of Jonathan Moore Pike, west of the new Carr Hill Road (formerly Brex Park Drive), and east of the interstate 65. The Brex Park East PUD consists of 53.34 acres and is bounded on the north by SR 46, on the west by the new Carr Hill Road (formerly Brex Park Drive), and on the east and south by Morgan Willow Trace (formerly Carr Hill Road). The purpose of the request is to combine the two PUDs, and to approve signs for the entire development and for the Menard's store.

Mr. Hunt presented the following comments on the request;

He said this item is before the plan commission as a referral back from the City Council. There was a draft in packets last week stating what the Council had recommended two weeks ago. On February 4, 2003 Council passed a different amendment. Mr. Hunt said that the amendment the Council passed is a simpler proposition at this time. Mr. Hunt stated that this amendment allows the Plan Commission recommendation to go forward with all rezoning conditions, except signs. Council approved signs for the Menards store only. The remainder concerning signs was removed from the ordinance. The request that council had made was for staff to research different sign plans that have been approved for a development of this size. Staff was instructed to find out how they approached their sign development. He stated staff would be researching different areas and report back to Plan Commission as well as the Council. There also will be a discussion with Menards to see what their ultimate proposal would be.

Mr. Hunt said what plan commission is being asked to do is consider Council's amendment. Mr. Hunt said under normal conditions he would recommend waiting a month for analysis of the change but since Council is just striking out things and not changing any items he would recommend commission approval of this request.

Mr. Hawes stated that the council wanted to put some "structure" into the sign plan so that a repeat of Lowe's or Wal Mart would not be coming back to the board with stores wanting large signage for each out lot being developed. Mr. Hawes said they also wanted planning staff to have some time to research other options that might be available to this size of development. Mr. Hawes said he felt this was keeping with the spirit of the Comprehensive Plan.

Mr. Art Beck, with the law firm of Beck, Harrison & Dalmbert represented the petitioners.

Mr. Beck stated that they would ask the Board to pass the amendment that council sent back to the commission. He said one of the reasons was Menards would like to open soon, and the signage is just for the Menards building only. He said the timetable for Menards is critical. .

Mr. DeLap opened the meeting to the public.

There was no one to speak for or against this request.

Mr. DeLap closed the meeting to the public.

Motion: Mr. Hawes made a motion to approve this request as amended by council. Mr. Thomasson seconded the motion and it carried with a vote of 9-0.

**(Provisionally returned by City Council with Amendments)**

**RZ-02-09; 2040 COTTAGE AVENUE/21<sup>st</sup> STREET & COTTAGE AVENUE** – A request by Ray Fortmeyer and Orinoco Property, Inc., to rezone property located at the southwest and northwest corners of 21<sup>st</sup> Street and Cottage Avenue, more specifically 2040 Cottage Avenue, Columbus, from I-2 (Medium Industrial District) to B-5 (General Business District).

Ms. Zeigler read a brief statement regarding this request. She expressed concern that this property has not been treated fairly. She stated that Mr. Counciller had notified the neighbors in advance of what the use would be. She said in the future this type of action might cause developers to be less likely to provide total information regarding their projects. She submitted a copy of the statement to be kept on file in the planning department.

Mr. Hunt stated that this item had been removed from the agenda by Council's denial February 4, 2003.

**RZ-02-11; DEB PERR 22<sup>ND</sup> STREET REZONING** – A petition by Deborah Perr, on behalf of Ventra Corporation (Bob Gates) and Anthony Spachtholz, to rezone approximately 1.3 acres, located on the south side of 22<sup>nd</sup> Street between Central Avenue and Cottage Avenue along the former railroad right-of-way, from I-2 (Medium Industrial) to B-5 (General Business).

Mr. Hunt presented the background information as follows;

Mr. Hunt said that the amendment the council made on January 21<sup>st</sup>, 2003 was confirmed February 4, 2003 on second reading. Mr. Hunt stated that the commission is being asked to vote on the amended ordinance as included in the packets at this meeting. Mr. Hunt said that it is his recommendation to approve this request. The only change was prohibition of bars and taverns

among the permitted uses. In the interest of moving forward staff would recommend that the commission adopt the amendment.

Mr. Hawes said the in keeping with the spirit of family neighborhood; Council thought it was appropriate to prohibit bars or taverns in this area. He stated that was the only thing that was changed or added to this request.

E.R. Gray with E.R. Gray and Associates and Deb Perr represented the petitioners.

Mr. Gray stated they were in agreement with the petition placed on the request and asks for the commission's approval.

Mr. DeLap opened the public meeting for comments only on the bars and taverns changed by the council amendment.

Mr. Ken St. Clair asked Mr. DeLap to clarify the scope of allowable public comment, and Mr. DeLap replied that the Commission would hear only comments on the issue of bars and taverns on this property.

Mr. DeLap closed the public hearing.

Motion: Mr. Hawes made a motion to approve this request as amended. Mr. Thomasson seconded the motion and it carried with a vote of 8-1 with Ms. Todd being the nay vote.

#### **NEW BUSINESS REQUIRING COMMISSION ACTION**

##### **MP-03-01, COLUMBUS MUNICIPAL AIRPORT INDUSTRIAL PARK RESUB.**

By Board of Aviation Commissioners, is a proposal to create 2 lots totaling 3.57 acres. The property is located on the northwest corner of the intersection of Central Avenue and Chapa Drive in Columbus Township.

Ms. Strait presented the background information on this request as follows;

There were relatively few comments for this proposal. The main issue at plat committee was access. It was requested by the City Engineer's office to limit access on Chapa Drive and restrict the petitioner to a shared drive between Lots 213B and 213C. However, it was later agreed upon to allow each lot to be served individually. Lot 213C will have a cut on Chapa Drive, as well as Wade Drive. Lot 213B will have a cut 100' east from the intersection of Central Avenue and Chapa Drive on Chapa Dr., and then another cut 100' east from the first cut.

Staff has no objection to this subdivision provided that all staff comments have been adequately addressed.

E.R. Gray with E.R. Gray and Associates represented the petitioners.

Mr. Gray stated all issues had been resolved. The petitioner and the City Engineer's Office have agreed upon the driveway issues.

Mr. Hawes stated that it was important that the city property at the airport maintain a high standard. He said this project was consistent with others in the area.

Motion: Mr. Hawes made a motion to approve this request. Mr. Thomasson seconded the motion and it carried with a vote of 9-0.

## **DISCUSSION ITEMS**

### **DIRECTOR'S REPORT**

Mr. Hunt reminded the board that the next Plan Commission training would be March 11, 2003 at 8:00 a.m. in Conference Room 3 at City Hall.

Mr. Hunt stated that in the past planning has paid for commission members' trips to the annual planning conference. This year because of budget restraints this is not possible. The funds will not be available till in August 2003 and the conference is in April 2003.

Mr. Hunt said that also this year was slated for the beginning of the rewriting of the zoning and subdivision control ordinances. Mr. Hunt stated that they would be unable to sign the contract because of the money will not be available from the State in time. He said they were still planning to do that but the formal part of the consults would have to wait until monies are available.

**ADJOURNMENT: 4:45 P.M.**